



CITY OF SANTEE

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August 30, 2017

RFP 17/18-40010

TO: PROSPECTIVE BIDDERS

RE: WALKER PRESERVE RESTORATION AND MONITORING PROJECT

ADDENDUM NO. 1

This is **Addendum No. 1** to the City of Santee Request for Proposals 17/18-40010 dated August 9, 2017. This Addendum forms an essential part of the Contract Documents by revising the specifications with the following additional information (questions and answers), changes, additions and/or deletions.

QUESTIONS

1. RFP p. 3 Item 4, paragraph 4 states to "develop a plan that includes specifications." Is it correct to assume this is in reference to a conceptual plan and not a set of construction plans with technical specifications?

Response: A conceptual plan is not an adequate response to the RFP. Respondents to the RFP should submit a detailed plan with specifics on how they propose to carry out the restoration and monitoring project.

2. Are the truck mounted water tanks to be filled with garden hoses attached to a quick coupling valve?

Response: Yes.

3. Is there a baseline CRAM analysis that has been completed? If not should we include a cost to conduct a baseline CRAM before the project is implemented?

Response: A baseline CRAM analysis has not been completed. The contractor chosen for the project must complete a baseline CRAM analysis before restoration work begins.

4. Are there any resource agency permits or a CEQA document/MMRP associated with the project?

Response: Yes. There is a Notice of Exemption filed July 19, 2017 at the County Recorder's Office.

5. What size do you expect the native plant materials to be and what should we assume for the on-center spacing?

Response: We anticipate that a majority of the native plants will be 1-gallon plants with 5-foot centers. Native trees also are desirable, but the size and number are at the discretion of the restoration specialist.

6. Is there no seeding to be included?

Response: Seeding may be included in the restoration proposal. However, respondents to this RFP should be aware that previous hydroseeding done following completion of the trail was unsuccessful. A second effort using hand-made seed balls also yielded unsatisfactory results.

7. Work is stated to occur south of the lodge pole fence. Is there anything delineating the inner edge of the project area? Will survey or staking be needed to delineate the southern project boundary?

Response: The inner edge of the project area is the meandering line of already established riparian habitat. Survey staking to delineate the southern project boundary is not required.

8. Do any wildlife surveys need to be performed prior to weed/invasive species clearing?

Response: No wildlife surveys are required. However, respondents to the RFP should be aware of rare and endangered species documents at this site. To avoid impacts, the City recommends that all clearing of invasive plants be done outside of bird nesting season, which typically is from Feb. 15 to Sept. 15. This will help avoid impacts to least Bell's vireo, tricolored blackbird and bat species.

9. We noticed there is construction activity in an area south of the lodge-pole fencing near the Bundy Drive corner of the housing development. Will this area fall under the boundaries of this project and need to be restored? If so, when is this construction expected to be finished?

Response: The disturbed area where the home builder installed a sewer line and storm drain falls within the boundaries of the habitat restoration area identified in the RFP. However, the housing developer is required to restore this area. The developer's current plan is to start restoration in October, so the two projects will need to be coordinated.

10. Will the project's site boundaries be firmly defined?

Response: The project site is generally defined and depicted in a site map that accompanies the RFP. No additional boundary measurements (e.g. GPS coordinates) or maps will be provided.

11. Will the reclaimed water available from the quick couplers on existing irrigation system be provided at no cost?

Response: The City will provide reclaimed water at no cost to the contractor. However, the contractor must keep an accurate record of the amount of water used for irrigation so the City can get reimbursed from a state grant.

12. Is the 110,000 gallons of reclaimed water expected or required to be used?

Response: The 110,000 gallons is merely an estimate for the first year. Actual water usage may vary based on climate conditions and could be higher or lower depending on the scientific judgement of the contractor's restoration biologist.

13. Page 4, third paragraph of the RFP states restoration will be maintained for the first three years to ensure plant establishment. Is it correct to assume that maintenance is only required for three years and not for five years?

Response: Yes. The firm awarded the restoration contract will maintain the restoration areas for the first three years to ensure plant establishment. During the fourth and fifth years of the project, the firm's restoration biologist will continue to evaluate the project site and advise the City if additional restoration measures are necessary.

14. We noticed that Attachment E (Non-Collusion Affidavit) has a title "SANTEE CITY WEBSITE REDESIGN PROJECT." Will this form be re-released with the relevant project title, or may the respondents edit the title in the document themselves?

Response: The forms will be re-released with appropriate project titles as addendums to the RFP.

15. Referencing section 5.6 in the RFP, is a blanket statement of the Firm's working history with the City an acceptable response?

Response: A blanket statement is not an adequate response. Section 5.6 requires a narrative description of professional relationships, if any, involving the City or any of its employees or departments for the past 5 years and why such relationships do not constitute a conflict of interest.

16. What years should CRAM be completed? We've seen requirements for three: baseline prior to implementation, Year 3, and Year 5.

Response: The CRAM assessment should be done a minimum of two times: Initially, prior to the start of the project, then again at Year 5.

17. How many Assessment Areas for the CRAM? Just one (within the restoration site), or is a reference Assessment Area also required?

Response: The contractor is free to use any reference areas deemed to be necessary for a full and complete CRAM. The City is primarily concerned with conditions within the restoration site.

18. Are there existing permits requiring final success criteria, i.e., final native plant cover? Or will this be determined by the biologist preparing the restoration plan?

Response: There are no existing permits requiring final success criteria. The contractor's restoration biologist will design a plan to achieve a stated plant-coverage goal.

19. Will visual estimations of plant cover be accepted, or is technical vegetation sampling expected during annual assessments?

Response: Visual plant coverage estimates backed up by digital photographic documentation (JPG format) is acceptable.

20. Should the cost of water be included in the proposal, or should we include a budget for water using the 110,000 gallons estimated in the RFP?

Response: The cost of water should be included in the proposal. The city intends to provide reclaimed water to the contractor and obtain reimbursement for that cost from a state grant. The cost of 110,000 gallons of reclaimed water is estimated at \$1,500. If the contractor's restoration biologist determines that additional irrigation may be necessary for the success of the project, the cost of that additional water should be included in the proposal.

21. Can a copy of the irrigation plans be shared to show where the quick couplers are located for watering?

Response: The quick coupler closest to the project area is located approximately one-quarter mile east of the trail entrance at Magnolia Avenue. Respondents to the RFP can acquire a more precise location by visiting the project site.

22. Should an optional maintenance task be added for Years 4-5 in case of necessary invasive species control?

Response: Yes

23. Will gate access be granted in order to allow maintenance trucks to access the site from the adjacent trail?

Response: Yes

24. Should the restoration plan address the replacement of the previously planted but dead trees (i.e., sycamore trees) located within the restoration area?

Response: Yes. Respondents to the RFP should detail what methods will be used to remove dead trees and to emphasize those that require the least soil disturbance and collateral impacts.

25. A section of the restoration site is being used for stockpiles from adjacent construction – will these stockpiles be removed before start of work?

Response: Yes

26. The RFP identifies the need for a Restoration Plan. As part of this estimate should I also include the cost for installing plants or will this be done as a separate effort outside of this RFP?

Response: The proposal should include the cost for acquiring and installing native plants.

27. Will the implementation of the erosion control measures be part of this estimate as well (creating contours and drainages etc)?

Response: Yes

28. Which stream (or other wetland) is to be the focus of the CRAM assessment? If the goal is to conduct CRAM on the San Diego River, the results of this assessment are not likely to be useful in determining success of the restoration area.

Response: The focus of the California Rapid Assessment Method analysis should be the riparian habitat zone next to the San Diego River.

29. If CRAM is conducted, is only one year of CRAM desired (Year 5)? For the results of CRAM to be very useful, it is best to compare at least two years of CRAM in the same AA (such as pre-project condition or Year 1; Year 3; Year 5).

Response: See the response to Question 15.

30. Will the reclaimed water (available from quick couplers connected to an existing irrigation system) be available to the selected firm at no cost?

Response: See the answer to question 19.

31. The RFP indicates truck mounted tanks will be filled and dispensed using garden hoses to water individual plants. Can the selected firm implement an alternative approach to water individual plants?

Response: Yes.

32. The RFP indicates "Watering is expected to be terminated at the end of the first year of establishment.." Should the firm's approach and cost proposal assume watering only during the first year?

Response: The contractor can assert that additional watering may be necessary to ensure a successful restoration project. If this is the case, the contractor should propose a contingency for an extended watering timeline and calculate an additional cost for reclaimed water.

CHANGES / ADDITIONS / DELETIONS:

RFP 17/18-40010 Attachments C, D and E have been revised and are attached to Addendum 1.

Signed,

A handwritten signature in dark ink, appearing to read "Terry Rodgers", with a long horizontal flourish extending to the right.

Terry Rodgers
Management Assistant